

# Request for Council Action

Originator Engineering	Item <b>Special Benefit Consultation for 2016 Pavement Management Program</b>
Agenda Section Study Item	Date 7/21/2016
Description	

Last year, in anticipation of the 2016 Pavement Management Program, the City requested that the appraisal firm of Patchin, Messner, Dodd, & Brumm complete a special benefit consultation report for the 2016 Street Reconstruction Project.

Minnesota Statute 429 allows for the special assessment of properties for certain public improvements, as long as those properties receive a “special benefit” that exceeds the amount of the special assessment. Special benefit has been interpreted to mean that the property value increases by at least the amount of the special assessment.

The attached special benefit consultation report investigates and analyzes the probable special benefit that properties proposed to be assessed for the 2016 Street Reconstruction Project can expect to receive. The report notes that individual properties were not specifically appraised, but instead provides a probable special benefit range that can be applied to typical properties within the assessment area. There are a number of commercial, industrial, and multi-family properties within the assessment area, for which additional analysis was completed, though not an appraisal. These properties are included in the summary table on pages ii and iii of the report. Lastly, the properties at the end of Old Cedar are also proposed to be assessed for the extension of watermain to their properties. An additional analysis was completed for the special benefit received for the watermain improvement for those properties.

Below is a summary table (full detail is in the attached report):

<b>Property</b>	<b>Special Benefit Range</b>
West Bloomington Single Family	\$7,500 - \$8,000
East Bloomington Single Family	\$7,000 - \$7,500
Double Bungalow	\$9,000 - \$10,000
Single Family at end of Old Cedar (with water extension)	\$18,000 - \$20,000
Garden Center on Old Cedar (with water extension)	\$35,500 - \$38,700

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**Requested Action**

Information Item. Staff recommends accepting the consultation report.

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**Attachments:**

Special Benefit Consultation Report